



South Planning Committee

Minutes of a meeting of the South Planning Committee held at The Forum, Moat Lane, Towcester, NN12 6AD on Thursday 7 December 2023 at 6.00 pm.

Present:

Councillor Stephen Clarke (Chair)
Councillor Ken Pritchard (Vice-Chair)
Councillor Anthony S. Bagot-Webb
Councillor Dermot Bambridge
Councillor Harry Barrett
Councillor William Barter
Councillor Maggie Clubley
Councillor Raymond Connolly
Councillor Sue Sharps

Substitute Members:

Councillor Kevin Parker (For Councillor Karen Cooper)

Apologies for Absence:

Councillor Karen Cooper
Councillor Enam Haque

Officers:

James Rodger, Development Management Manager
Nathan Lowe, South Area Team Leader (For Minute Item 73)
James Paterson, Principal Planning Officer (For Minute Items 69 and 70)
Rob Burton, Planning Officer (For Minute Item 71)
Katherine Hall, Head of Legal Services - Place
Richard Woods, Democratic Services Officer

65. Declarations of Interest

6. Land East of The Meadows, Old Stratford

Councillor Ken Pritchard, Declaration, as a local ward member for Deanshanger, would abstain from the vote on this item.

Councillor William Barter, Declaration, as a local ward member for Deanshanger, advised that despite being a local ward member he would participate in the debate and vote on this item.

7. Land off Mill Lane, Brackley

Councillor Anthony Bagot-Webb, Declaration, as the call-in originator for this application and a local ward member for Brackley, would speak in his capacity as a

local ward member for Brackley and would leave the meeting for the duration of the debate and the vote on this item.

Councillor Sue Sharps, Declaration, as a local ward member for Brackley, advised that despite being a local ward member she would participate in the debate and vote on this item.

66. **Minutes**

The minutes of the meeting of the Committee held on 9 November 2023 were agreed as a correct record and signed by the Chair.

67. **Chair's Announcements**

The Chair made the following announcements:

1. Members of the public were permitted to film, broadcast, and report on the meeting, subject to the efficient running of the meeting not being affected.
2. Only those people who had registered, in line with the Committee's speaking procedure, were able to address the meeting.
3. Members of the public were requested not to call out during the Committee's discussions on any item.
4. The meeting was being webcast on the Council's corporate YouTube channel, therefore all those speaking were asked to please utilise their microphones when doing so.
5. There were no planned fire drills so in the event of an alarm sounding, evacuation instructions would be given by officers.
6. That it be requested that any devices be switched off or onto silent mode.

68. **Proposed Pre-Committee Site Visits**

There were no proposed pre-committee site visits.

69. **Land East of The Meadows, Old Stratford**

The Committee considered application WNS/2023/0011/MAF for an affordable residential development comprising 32 dwellings including public open space, localised land remodelling, flood storage, structural planting and access at Land East of The Meadows, Old Stratford for RO Land.

Lesley Greenwood, a local resident, addressed the Committee in objection to the application on the grounds that the proposed development would exacerbate local flooding issues, leave potential residents of the development exposed to a greater risk of flooding, and would not address any needs of local first time buyers.

Graham Sharp, a local resident, also addressed the Committee in objection to the application on the grounds that the loss of green space would have a negative impact on current and future residents of the village, and result in the loss of biodiversity including a local colony of bats, along with presenting an unacceptable risk of flooding to the occupants of the proposed development which may also exacerbate flooding risks elsewhere in the village.

Nicky Laurence, Clerk to Old Stratford Parish Council, addressed the Committee in objection to the application on the grounds that the proposed development would result in the loss of public open space and would harm the character and appearance of the surrounding village. The Parish Council's view was that there was no evidence of demand for affordable housing in Old Stratford itself, and therefore the proposal did not meet the exceptions criteria set out in policies R1 and S1 of the Development Plan to justify development outside of the village confines.

Councillor Ian McCord, a local ward member for Deanshanger, addressed the Committee in objection to the application on the grounds that the proposed development was contrary to the adopted development plan in that it was outside the village confines, and the exceptions criteria had not been met as the demand for affordable housing in Old Stratford had not been clearly evidenced. Councillor McCord also stated that the proposal gave rise to an unacceptable risk of flooding, loss of biodiversity, and local congestion arising from an increase in local traffic.

Peter Chambers, the Agent for the Applicant, addressed the Committee in support of the application and stated that, whilst the proposed development was outside of the village confines, there was a clear need for affordable housing in the legacy South Northamptonshire Council area with the West Northamptonshire Joint Core Strategy having set a target for the delivery of 3,300 affordable dwellings by 2029, therefore the proposed development did meet the exceptions criteria set out in policies R1 and S1 of the Development Plan to enable development beyond the village confines, as it would contribute towards addressing a district-wide under delivery of affordable housing. In terms of flooding, the Agent underlined that the Lead Local Flood Authority had been consulted on the application and had raised no objections on the grounds of increased flooding risk.

During the course of the debate, Officers identified that a note had been circulated to some Members of the Committee from the public gallery. This was drawn to the attention of the Chair, and subsequently the Democratic Services Officer and the Head of Legal Services – Place advised any Members of the Committee who had seen the note to disregard its contents in coming to their decision on the application.

It was proposed by Councillor Kevin Parker and seconded by Councillor Maggie Clubley that application WNS/2023/0011/MAF be refused contrary to the Case Officer's recommendations, on the grounds that the proposed development fell outside the village confines of Old Stratford and therefore was in the open

countryside, and was not sufficiently evidenced to meet the exceptions criteria set out in policies R1 and S1 of the Development Plan where residential development would be justified outside of the settlement confines, representing an unsustainable form of development and encroachment onto the open countryside. The motion was put to the vote with ten votes cast in favour of the proposal and none cast against, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the addresses of the public speakers, and the Committee Updates.

Resolved

(1) That application WNS/2023/0011/MAF be refused contrary to the Case Officer's Recommendations for the following reason:

1. The location of the proposed development, by reason of its siting outside of the settlement confines of Old Stratford, falls within the open countryside and does not meet the exceptions in R1 and S1 of the Development Plan where residential development would be supported outside of the settlement confines. The proposed development has therefore not been adequately justified and represents an unsustainable form of development which would result in a harmful encroachment into open countryside and would fail to preserve the character and appearance of the area. This conflict is not outweighed by any material consideration. The proposal is therefore unacceptable in principle and is contrary to Policies SA, S1d and R1g of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) and Policy SS1 of the South Northamptonshire Local Plan (Part 2) as well as paragraph 80 of the NPPF.

70. Aston Martin F1, Buckingham Road, Silverstone

The Committee considered application 2023/6218/MAF for the construction of a new research and development facility and associated works at Aston Martin F1, Buckingham Road, Silverstone for Aston Martin Cognizant Formula One.

There were no public speakers on his item.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Kevin Parker that application 2023/6218/MAF be approved in accordance with the Case Officer's recommendation, subject to the addition of a condition requiring the applicant to comply with the findings of the recent Road Safety Audit of the Dadford Road in full. The motion was put to the vote with nine votes cast in favour of the proposal and none cast against, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, and the Committee Updates.

Resolved

(1) That authority be delegated to the Assistant Director – Planning and Development to grant permission to application 2023/6218/MAF subject to:

1. The completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, to secure the following:
 - a) An Early Years contribution of £93,592, should a lack of Early Years capacity be identified.
 - b) A Primary Education contribution of £73,608 will be required.
 - c) A contribution towards Secondary Education of £80,123.
 - d) A Libraries Contribution of £6,071.
 - e) Payment of a financial contribution towards primary health care provision serving the development of £59,875.20 (index linked).
 - f) A monitoring contribution of £3000 to enable management and monitoring of the above contributions.
2. The addition of a condition requiring the applicant to comply with the findings of the recent Road Safety Audit of the Dadford Road in full (exact wording of the condition delegated to officers).
3. The remaining conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

71. Land off Mill Lane, Brackley

The Committee considered application WNS/2023/0054/FUL for full planning permission (part retrospective) for the erection of CCTV and lighting at Land off Mill Lane, Brackley for Mill Lane Storage Ltd.

John Staples, a local resident, addressed the Committee in objection to the application on the grounds that the proposed development would be intrusive to local residents and that the CCTV and lighting would serve no useful purpose as the site was currently vacant and did not have any viable commercial use.

Andrew Parr, a local resident, also addressed the Committee in objection to the application, on the basis that there was no need for any excessive monitoring of the site as there had been no recorded crimes at the location, that such a proposal would be intrusive for local residents, and that the applicant had not provided any information on monitoring or retention protocols for the CCTV footage.

Louise Steele, the Agent for the Applicant, addressed the Committee in support of the application, and explained that the proposed erection of lighting and CCTV was justified as there had indeed been instances of antisocial behaviour, vandalism, and criminal damage at the site, and the applicant was looking to ensure the safety and security of the site in the event that a future commercial use could be found. In response to questions from the Committee regarding the operation and sensitivity of the proposed lighting, the Agent advised that the lights would be motion sensitive and each light would be independent of one and other, and further information on the

technical parameters of the lighting was something the applicant would be willing to provide via conditions.

It was proposed by Councillor Sue Sharps and seconded by Councillor Ken Pritchard that application WNS/2023/0054/FUL be approved in accordance with the Case Officer's recommendation, subject to the addition of a condition requiring the applicant to provide detailed clarification on the motion sensitivity parameters of the lighting, and a condition requiring the applicant to provide information on the monitoring and retention arrangements for the CCTV system. The motion was put to the vote with seven votes cast in favour of the proposal, one vote cast against and one abstention, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, the addresses of the public speakers, and the Committee Updates.

Resolved

(1) That authority be delegated to the Assistant Director – Planning and Development to grant permission to application WNS/2023/0054/FUL subject to:

1. The addition of a condition requiring the applicant to provide detailed clarification on the motion sensitivity parameters of the lighting (exact wording of the condition delegated to officers).
2. The addition of a condition requiring the applicant to provide information on the monitoring and retention arrangements for the CCTV system (exact wording of the condition delegated to officers).
3. The remaining conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

72. 2 Clare Street, Northampton

The Development Management Manager explained that application WNN/2023/0681 had been withdrawn from the agenda by Officers, on the grounds that a re-consultation was now required in order to reflect a change to the description of the development.

73. 134-138 Kingsley Park Terrace, Northampton

The Committee considered application WNN/2023/0393 for the re-development of land and buildings to create a mixed-use development comprising Retail, Community, Commercial Space, 2no. C3 residential apartments and 13no one bed Apartments within a specialist supported living use (Use Class C3b) at 134-138 Kingsley Park Terrace for Hockley Developments Ltd.

There were no public speakers on this item.

It was proposed by Councillor Dermot Bambridge and seconded by Councillor Raymond Connolly that application WNN/2023/0393 be approved in accordance with the Case Officer's recommendation. The motion was put to the vote with nine votes cast in favour of the proposal and none cast against, therefore the motion was carried.

In reaching its decision, the Committee considered the Case Officer's report and presentation, and the Committee Updates.

Resolved

- (1) That authority be delegated to the Assistant Director – Planning and Development to grant permission to application WNN/2023/0393 subject to:
1. The completion of a Planning Obligation under Section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, to secure a contribution of £13,090.00 towards improvements in primary healthcare provision.
 2. The conditions set out in the Case Officer's report (and any amendments to those conditions as deemed necessary).

74. **Urgent Business**

There were no items of urgent business.

The meeting closed at 9.19 pm

Chair: _____

Date: _____